



City of Seattle

Department of Planning and Development

Diane M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Project Number: 3012737
Applicant Name: Andrew van Leeuwen, Architect for Coyote Central
Address of Proposal: 708 23rd Avenue

SUMMARY OF PROPOSED ACTION

Land Use Application to expand an existing institution (Coyote Central) to allow a 585 square foot vocational shop (existing) and construction of a 1,415 sq. ft. storage structure.

Seattle Municipal Code (SMC) requires the following approvals:

SEPA – Environmental Determination. (Chapter 25.05 Seattle Municipal Code)

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND INFORMATION

Site Location: The vocational school is located at the northeast corner of 23rd Avenue and East Cherry Street.

Zoning: The site is zoned Neighborhood Commercial 1 with a 30 foot height limit (NC1-30'). The site is located within an Urban Village Overlay.

Environmental Critical Areas: The site is not mapped as an environmentally critical area.

Parcel Size: 11,058 square feet

Existing Use: Institutional (vocational school).

Public Comment: The public comment period ended on January 25, 2012. No public comments were received.

The Proposal: The proposal subject to this SEPA review is to change the status of the existing 585 square foot open structure from temporary to permanent and construct a new 1,415 unconditioned storage structure. These structures are located north of the existing brick building and east of the existing storage container.

Currently the temporary structure is used for introductory welding, bike maintenance and woodworking classes. These uses will continue and not expand with establishment of the structure as permanent and the construction of the new storage structure. During the academic school year hours of operation are between 9:00am and 5:30pm on weekends. During the summer (June – August) hours of operation are between 9am and 5:30pm during the weekdays. Classes are attended by an average of eight students and one instructor.

The existing brick building located at the corner of East Cherry Street and 23rd Avenue is permitted as a vocational use. There are two to four instructors at a time with 16 to 32 students at any one time. In addition to the instructors and students, there are three staff members. During October through December and February through April the peak use of this building is on Saturdays and Sundays between 9:30am and 5:30pm. Classes also occur on Tuesdays between 3:00pm and 6:00pm. During the summer, June through August, all classes are on weekdays with sessions either 9:00am to 1:00pm or 1:30pm-5:30pm. No parking is required or provided on site. Students attending classes at Coyote Central are below the age of 16 and walk, bus, ride a bike or are dropped-off/picked-up by parents. Instructors and staff park off-site using public parking.

ANALYSIS - SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated October 4, 2011. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans, and additional information in the file. As indicated in the

checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the short-term and long-term impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project such as the Noise Ordinance and Land Use Code will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- ☒ Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 (2)(C)
- ☐ Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 (2)(C).

CONDITIONS –SEPA

None.

Signature: _____ (signature on file) Date: February 23, 2012
Stephanie Haines, Senior Land Use Planner
Department of Planning and Development

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